



## King County Department of Assessments

### Executive Summary Report

#### Characteristics Based Market Adjustment for 1999 Assessment Roll

**Area Name:** Area 13- Capitol Hill

**Previous Physical Inspection:** 1998

#### Sales - Improved Summary:

Number of Sales: 324

Range of Sale Dates: 1/97 – 12/98

#### Sales - Improved Valuation Change Summary:

	Land	Imps	Total	Sale Price	Ratio	COV
1998 Value	\$139,300	\$244,500	\$383,800	\$437,500	87.7%	13.05%
1999 Value	\$157,600	\$273,300	\$430,900	\$437,500	98.5%	12.86%
Change	+\$18,300	+\$28,800	+\$47,100		+10.8%	-0.19%
%Change	+13.1%	+11.8%	+12.3%		+12.3%	-1.46%

\*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -0.19% and -1.46% actually represent an improvement.

Sales used in Analysis: All sales of single family residences on residential lots which were verified as or appeared to be market sales were included in the analysis, except those listed as not used in this report. Multi-parcel sales, and mobile home sales were not included. Also excluded are sales of new construction where less than a fully complete house was assessed for 1998.

#### Population - Improved Parcel Summary Data:

	Land	Imps	Total
1998 Value	\$144,400	\$239,200	\$383,600
1999 Value	\$163,400	\$266,900	\$430,300
Percent Change	+13.16%	+11.58%	+12.17%

Number of improved parcels in the Population: 3269

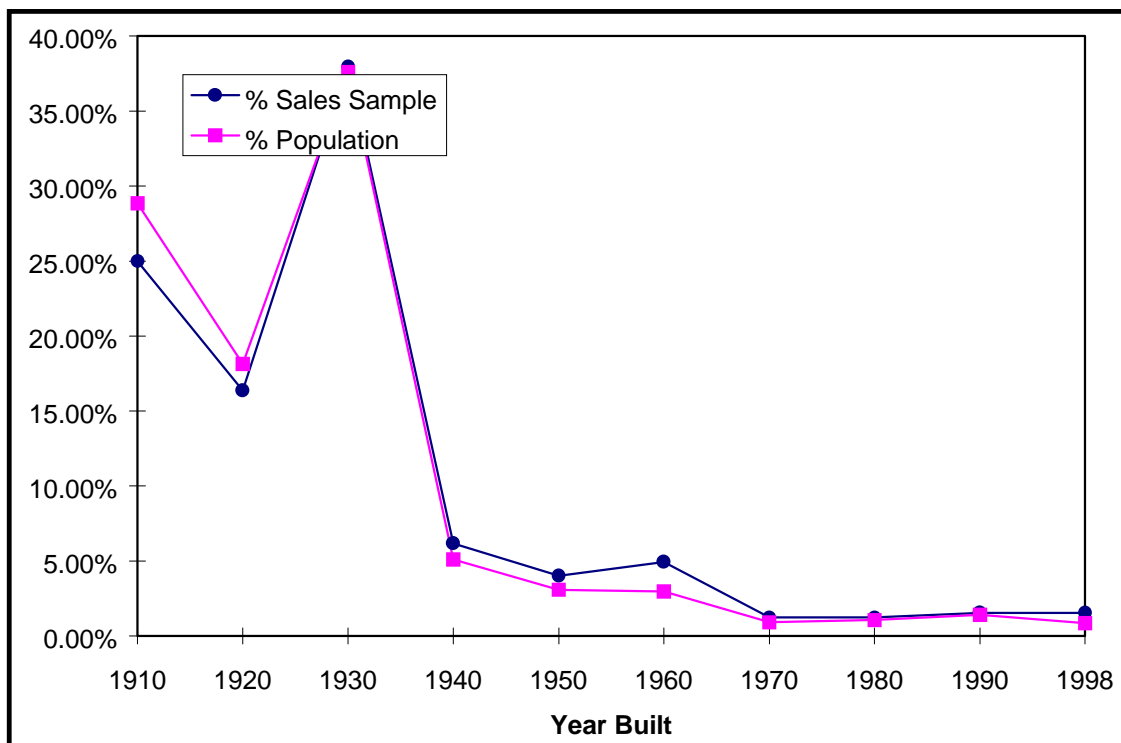
The sales sample adequately represents the population for this area. The population summary includes all improved parcels.

**Summary of Findings:** To improve uniformity in the area the analysis identified several characteristic variables to be included in the value update model. Variables included are the following; **average building condition** of the improvement, and whether or not the parcel is a **duplex or triplex**. Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 1999 Assessment Roll.

### *Sales Sample Representation of Population - Year Built*

<b>Sales Sample</b>		
Year Built	Frequency	% Sales Sample
1910	81	25.00%
1920	53	16.36%
1930	123	37.96%
1940	20	6.17%
1950	13	4.01%
1960	16	4.94%
1970	4	1.23%
1980	4	1.23%
1990	5	1.54%
1998	5	1.54%
324		

<b>Population</b>		
Year Built	Frequency	% Population
1910	943	28.85%
1920	593	18.14%
1930	1229	37.60%
1940	167	5.11%
1950	101	3.09%
1960	97	2.97%
1970	30	0.92%
1980	35	1.07%
1990	46	1.41%
1998	28	0.86%
3269		

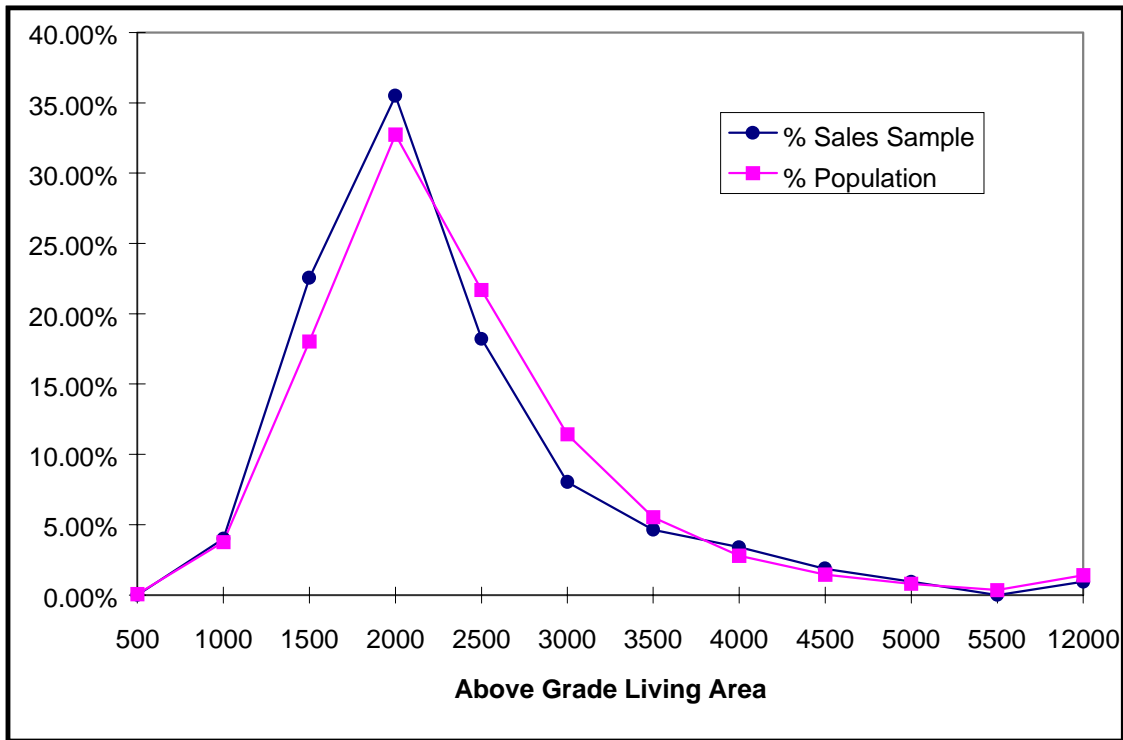


The sales sample adequately represents the population for Year Built.

***Sales Sample Representation of Population - Above Grade Living Area***

<b>Sales Sample</b>		
Above Gr Living	Frequency	% Sales Sample
500	0	0.00%
1000	13	4.01%
1500	73	22.53%
2000	115	35.49%
2500	59	18.21%
3000	26	8.02%
3500	15	4.63%
4000	11	3.40%
4500	6	1.85%
5000	3	0.93%
5500	0	0.00%
12000	3	0.93%
324		

<b>Population</b>		
Above Gr Living	Frequency	% Population
500	2	0.06%
1000	123	3.76%
1500	589	18.02%
2000	1070	32.74%
2500	709	21.70%
3000	373	11.41%
3500	181	5.54%
4000	91	2.78%
4500	47	1.44%
5000	26	0.80%
5500	11	0.34%
12000	46	1.41%
3268		

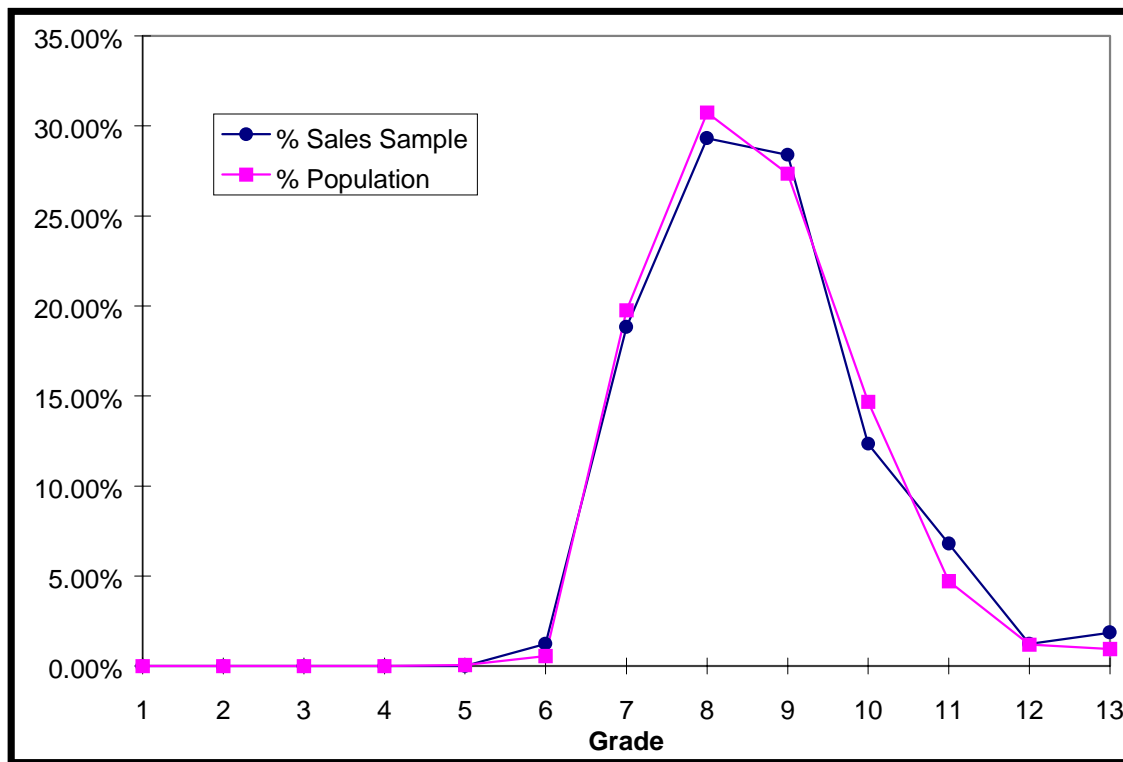


The sales sample adequately represents the population for Above Grade Living Area.

### *Sales Sample Representation of Population - Grade*

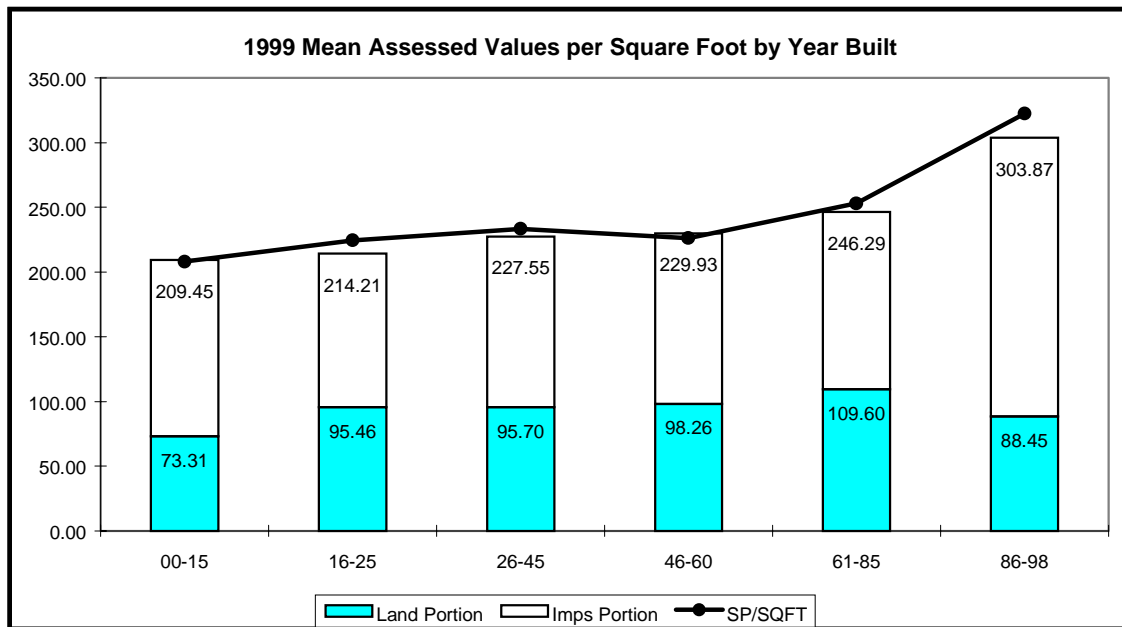
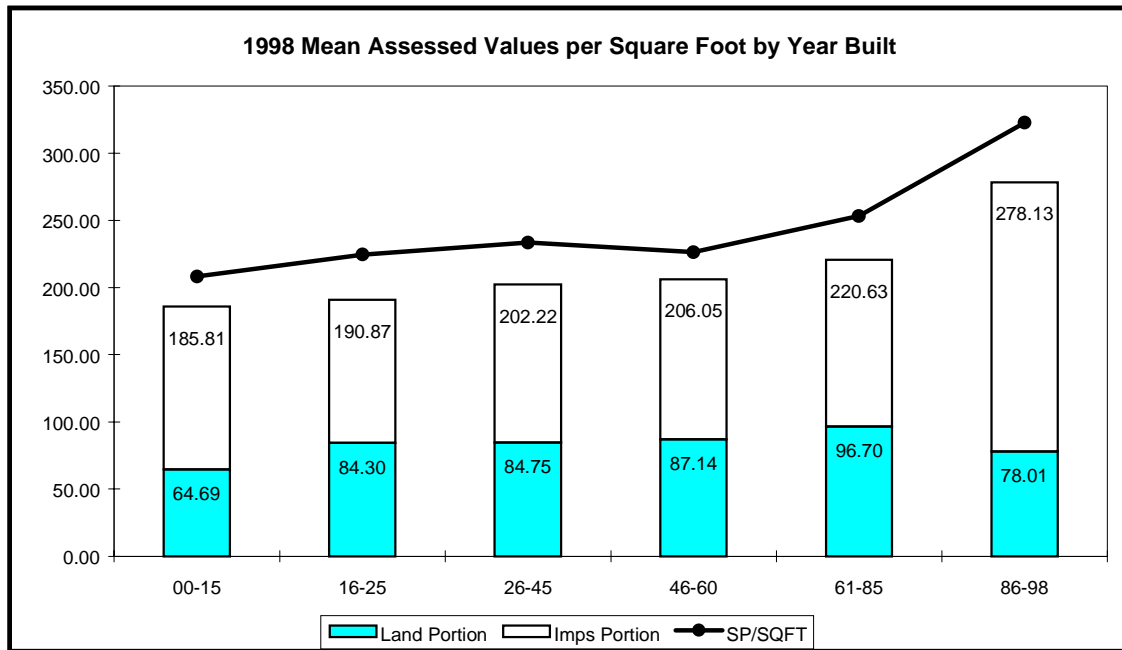
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	4	1.23%
7	61	18.83%
8	95	29.32%
9	92	28.40%
10	40	12.35%
11	22	6.79%
12	4	1.23%
13	6	1.85%
		324

Population		
Grade	Frequency	% Population
0	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	2	0.06%
6	18	0.55%
7	646	19.76%
8	1005	30.74%
9	894	27.35%
10	480	14.68%
11	154	4.71%
12	39	1.19%
13	31	0.95%
		3269



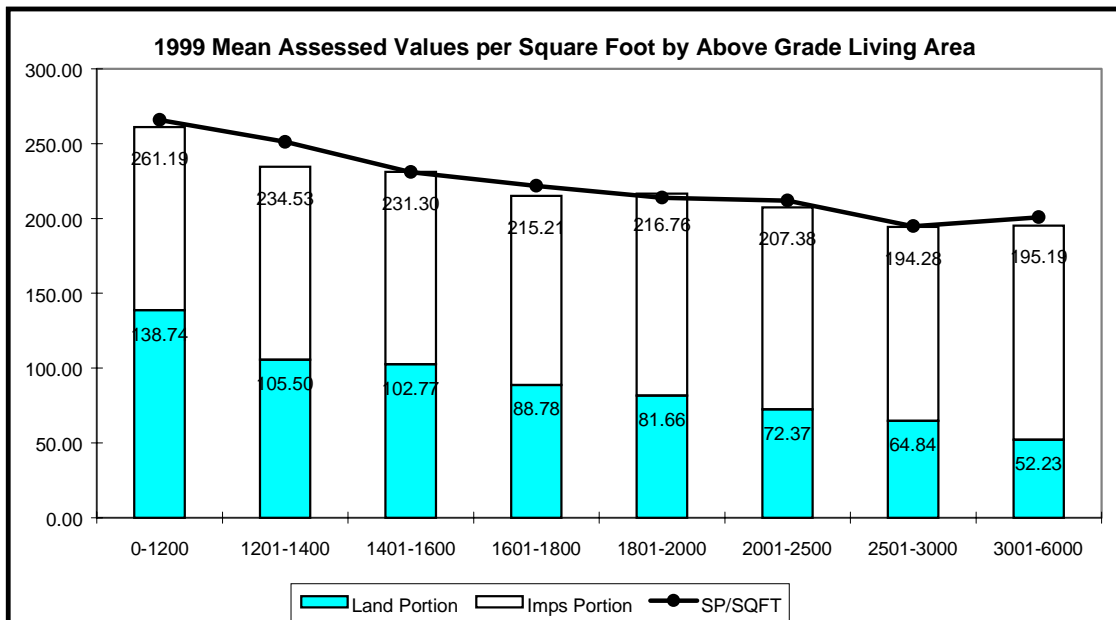
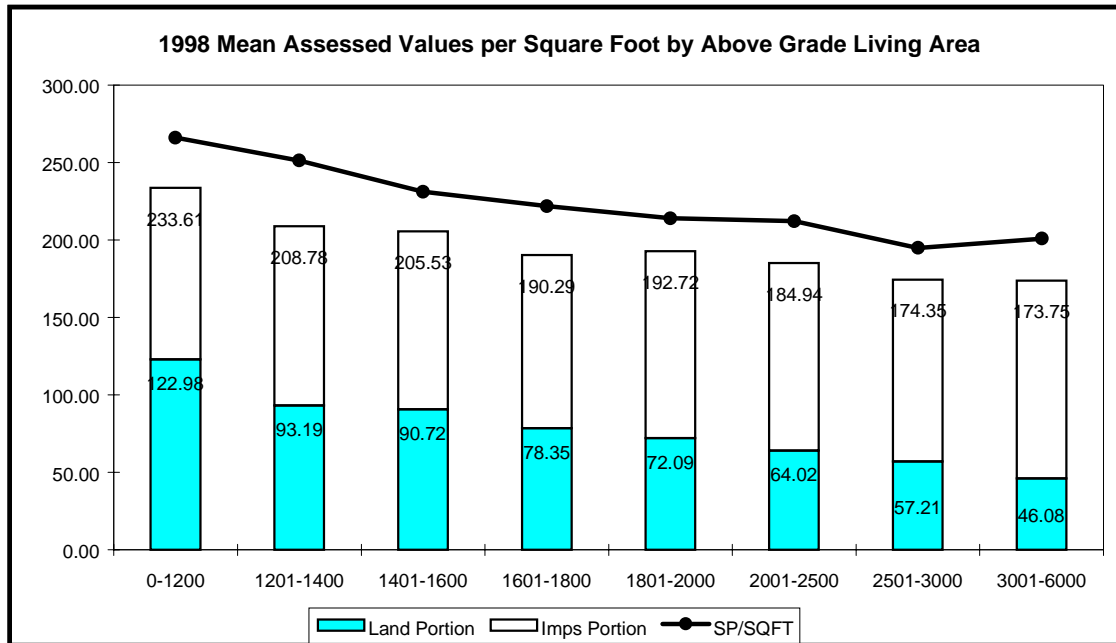
The sales sample adequately represents the population for Building Grade.

*Comparison of 1998 and 1999 Per Square Foot Values by Year Built*



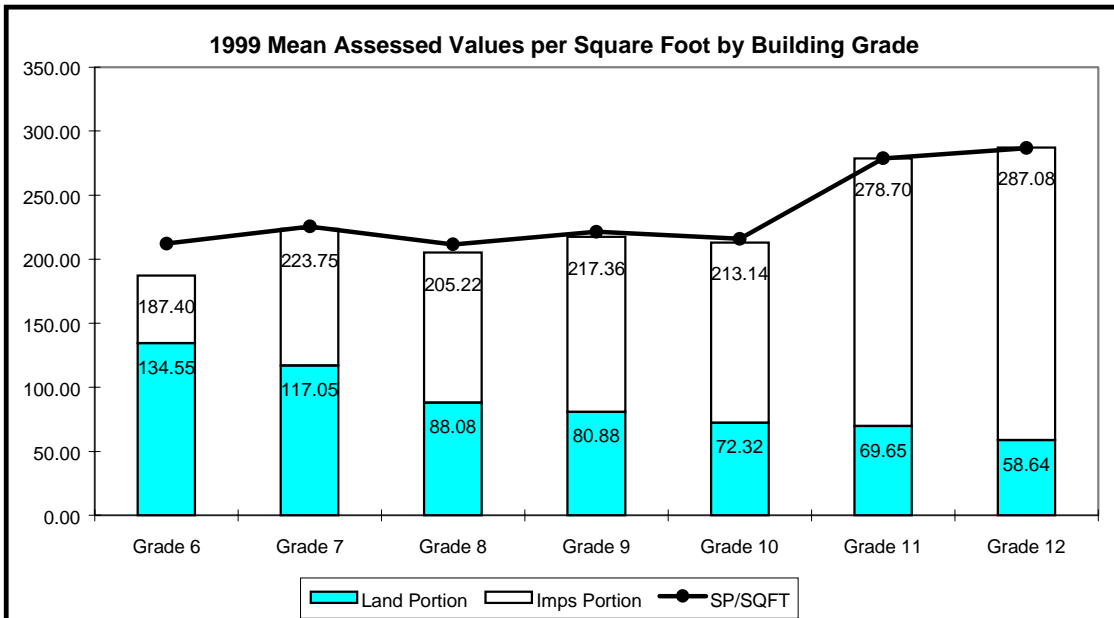
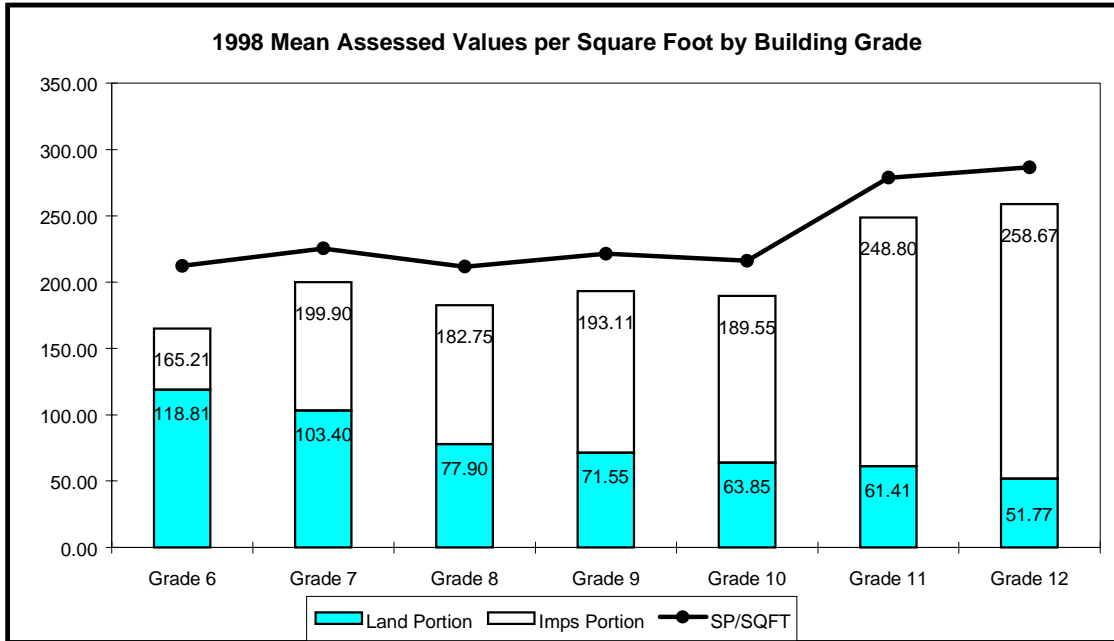
These charts show a significant improvement in assessment level and uniformity. The values shown in the improvement portion of the chart represent the total value for land and improvements.

*Comparison of 1998 and 1999 Per Square Foot Values by Above Grade Living Area*



These charts show a significant improvement in assessment level and uniformity. The values shown in the improvement portion of the chart represent the total value for land and improvements.

*Comparison of 1998 and 1999 Per Square Foot Values by Grade*



These charts show a significant improvement in assessment level and uniformity. The values shown in the improvement portion of the chart represent the total value for land and improvements.